159.0	0008	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,400 / 920,400
					USE VALUE:	920,400 / 920,400
					ASSESSED:	920,400 / 920,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERR DANIEL P
Owner 2:	TWOHIG JACLYN M
Owner 3:	
Street 1:	168 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EAGER ETHEL -
Owner 2:	-
Street 1:	168 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2460 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	500,400		420,000	920,400
Total Card	0.138	500,400		420,000	920,400
Total Parcel	0.138	500,400		420,000	920,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.15 | /Parcel: 374.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105932
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,400	0	6,000.	420,000	920,400	920,400	Year End Roll	12/18/2019
2019	101	FV	310,200	0	6,000.	420,000	730,200	730,200	Year End Roll	1/3/2019
2018	101	FV	310,200	0	6,000.	354,000	664,200	664,200	Year End Roll	12/20/2017
2017	101	FV	310,200	0	6,000.	324,000	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	310,200	0	6,000.	276,000	586,200	586,200	Year End	1/4/2016
2015	101	FV	297,800	0	6,000.	240,000	537,800	537,800	Year End Roll	12/11/2014
2014	101	FV	141,600	0	6,000.	222,000	363,600	363,600	Year End Roll	12/16/2013
2013	101	FV	141,600	0	6,000.	211,200	352,800	352,800		12/13/2012

!12435!

PRINT

Date	Time
12/11/20	02:31:28

LAST REV

Date	Time
10/31/19	09:00:02
danam	
12435	

USER DEFINED

Prior Id # 1:	105932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EAGER ETHEL	52061-169		1/8/2009		330,000	No	No		
	10171-428		11/26/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2018	1312	Solar Pa	12,000	C				
5/10/2018	596	Addition	153,000	O				2stry add 1F+11/2
7/7/2014	774	Solar Pa	8,755					
3/18/2014	209	Addition	122,000					
6/21/2013	907	Manual	100					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	BS	Barbara S
7/10/2014	External Ins	PC	PHIL C
5/21/2014	Measured	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Measured	336	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07682920
Const Adj.:	0.99989998
Adj $ / SQ:	134.590
Other Features:	92426
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524497
Depreciation:	24127
Depreciated Total:	500370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

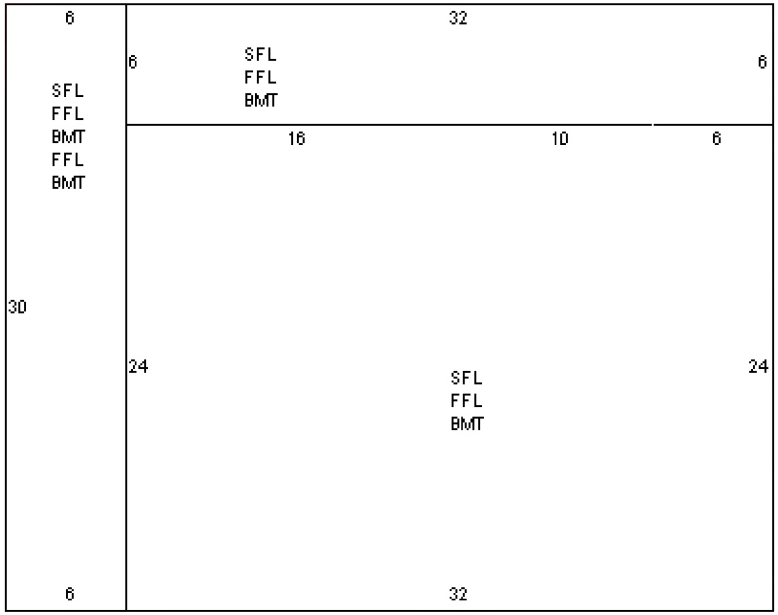
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.05
Special Features:	0	Val/Su Net:	132.38
Final Total:	500400	Val/Su SzAd	203.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,320	40.380	53,298
FFL	First Floor	1,320	134.590	177,659
SFL	Second Floor	1,140	134.590	153,433

Net Sketched Area:	3,780		Total:		
Size Ad	2460	Gross Are	7680	FinArea	2460

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	